

Minneapolis Housing Policy: Themes and Policies

Housing, Targeted Populations

Plan for the 80s

- The City should increase housing opportunities for minority households.
- The City should increase the participation of minority households in existing housing programs with the particular aim of reducing the disparity between the proportion of minority households and the proportion of all households who are owner occupied.
- In the area of subsidized housing, the City should emphasize the production of family and handicapped housing until such time as HUD guidelines in relation to the balance between housing for families and the handicapped and housing for the elderly are satisfied.

Housing Principles

- Identify and support private sector development for changing housing demographics in markets such as seniors, empty nesters and the physically challenged.

The Minneapolis Plan

- The Minneapolis Plan incorporates the Housing Principles
- Minneapolis will reasonably accommodate the housing needs of all of its citizens.
- Implementation step: Encourage housing developments targeted to a variety of housing submarkets, including, but not limited to, seniors or empty nesters.

Housing, Owner Occupancy

Plan for the 80s

- Sets goal to increase proportion of owner-occupied units by 10% over 1980s.
- For one-to-four unit structures, the City should expand current public efforts to increase owner occupancy.
- The City should encourage the expansion of occupant ownership opportunities through construction of co-ops and condominiums, and through the conversion to condominiums and cooperatives of multi-unit structures presently renter-occupied.

Housing Principles

- Decrease the current rate of homestead property loss (2,000/year) by 20% per year for the next five years.

The Minneapolis Plan

- The Minneapolis Plan incorporates the Housing Principles
- Implementation step: Preserve and strengthen existing strong housing markets by encouraging an increase in property values, homesteaded properties and increased long-term residency.

Housing, Types

Housing Principles

- The variety of housing types throughout the city, its communities and the metropolitan area shall be increased, giving prospective buyers and renters greater choice in where they live.

The Minneapolis Plan

- The Minneapolis Plan incorporates the Housing Principles
- Implementation step: Increase the variety of housing types (affordability, style, location) throughout the city, its communities and the metro area, giving prospective buyers and renters greater choice in where they live.
- Implementation step: Promote the development of housing types that can be adapted to accommodate changing housing needs over time.
- Minneapolis will promote housing development that supports a variety of housing types at designated Major Housing Sites throughout the city.
- Implementation step: Provide the flexibility in the City's ordinances to accommodate new housing development tailored to meet a range of different housing submarkets.

Housing, Design

The Minneapolis Plan

- Minneapolis will support the development of residential dwellings of appropriate form and density.
- Implementation step: Promote the development of well designed moderate density residential dwellings adjacent to one or more of the following land use features . . .

- Minneapolis will work with private and other public sector partners to invest in new development that is attractive, functional and adds value to the physical environment
- Implementation step: Promote the use of progressive design guidelines and street-oriented building alignments to maximize compatibility with surrounding neighborhoods.

Housing, Mixed Use

The Minneapolis Plan

- Implementation step: Discourage the conversion of existing residential uses to commercial uses on Community Corridors, but encourage the development of mixed use residential dwelling units in commercial buildings where appropriate.
- Implementation step: Encourage the development of mixed residential, office, institutional and, where appropriate, small scale retail sales and services to serve as transitions between large scale auto-oriented commercial centers and neighboring residential areas.
- Implementation step: Promote the incorporation of residential uses within the same structure as other commercial uses in Activity Centers
- Implementation step: Facilitate the location of new economic activity (office, research and development, and related light manufacturing) that takes advantage of environmental amenities and co-exists with neighbors in mixed use environments.

Affordable Housing, Diversity

The Minneapolis Plan

- Minneapolis will improve the range of housing options for those with few or constrained choices.

Affordable Housing, Mixed Income

Housing Principles

- Develop/provide tax and zoning incentives to developers for infill housing that . . . serves several income levels

The Minneapolis Plan

- Implementation step: Promote mixed income housing development as a method of providing more choices to residents.
- Implementation step: Promote mixed income housing as part of mixed use³ development so that the likelihood of affordable housing is increased.